1999 EXISTING LAND USE INVENTORY

Eastern Suffolk County

Prepared by

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1999 EXISTING LAND USE INVENTORY - EASTERN SUFFOLK COUNTY

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MAPS

The GIS maps that accompany this report are identified below.

Existing Land Use Map Series - 1" = 2,000'

Town of Riverhead

Town of Southold

Town of Shelter Island

Town of Southampton

Town of East Hampton

INTRODUCTION

Previous Land Use Studies

Existing land use maps and tabulations of land use acreage data on a town-wide basis for the five towns of eastern Suffolk County (Riverhead, Southold, Shelter Island, Southampton and East Hampton) are available that reflect conditions in 1962 (Suffolk County Dept. of Planning 1962), 1966 (Nassau-Suffolk Regional Planning Board 1968) and 1981 (Long Island Regional Planning Board 1982). These studies, conducted on a County-wide basis, are useful in that they provide a general picture of the location and interrelationships of major land use types at different times in the past. However, each of these studies differs with respect to the methodology employed to classify categories of land use, the scale of the base maps used, the level of effort and techniques employed in verifying land use, the extent to which mapped land uses have been generalized, and how acreage figures were generated. Therefore, comparison of the results of these inventories to determine accurate trends is invalid.

The need for up-to-date, accurate land use data collected at a large scale was recognized in the Brown Tide Comprehensive Assessment and Management Program (BTCAMP) (Suffolk County Dept. of Health Services 1992). The land use inventory conducted in 1988 for the Peconic River/Flanders Bay watershed was prepared at tax map scale and field verified. The Department of Health Services Geographic Information System (GIS) was employed to plot the existing land use map for the study area showing 13 categories of land use and to generate acreage figures. The map, however, reflected generalized land use patterns, since digitized tax map coverages showing parcel boundaries were not available at that time. The recommendation was made in BTCAMP to conduct an in-depth analysis of existing land use, population and land available for development for the entire watershed of the Peconic Estuary System using GIS technology to plot maps and generate acreage data at tax map scale. The establishment of the Peconic Estuary Program (PEP) provided the vehicle and focus for implementing this recommendation.

As a result of the work performed under the PEP, the Suffolk County Department of Planning completed a land use inventory and analysis for the watershed of the Estuary that included 52% of the land area of the five east end towns (all of the Town of Shelter Island**,** 67% of the Town of Southold, 66% of the Town of East Hampton, 51% of the Town of Riverhead, and 36% of the Town of Southampton). The methodology employed and the GIS data and map products produced are described in the report *Peconic Estuary Program Existing Land Use Inventory* (1997). The decision was later made by the Suffolk County Department of Planning to assign staff on an as available basis to complete the land use inventory and analysis in a similar fashion for the entire land area within the jurisdiction of the five east end towns.

Study Objectives

The objectives of this inventory are as follows:

- Establish an accurate GIS existing land use data base at tax map scale (i.e., large scale) for eastern Suffolk County. This data base should be prepared using a consistent approach so that the results are comparable among the various municipal jurisdictions involved.
- Prepare GIS existing land use maps in digital and print formats for each township.
- Quantify existing land use acreage by general category and municipal jurisdiction.

METHODOLOGY

Data Management and Scale

The Suffolk County Planning Department's GIS was employed to link land use data with parcels shown on the Suffolk County Real Property Tax Map. [The Department's GIS consists of the following:

- ESRI's ArcInfo 8.0, ArcView 3.2 and MapInfo 5.0 GIS software
- Dell Poweredge 6300 dual processor Windows NT server with 1 gigabyte of RAM and 50 gigabytes of storage
- HP 1055cm color inkjet plotter
- Calcomp 9500 digitizer
- Four Windows NT workstations, each with 128K RAM and 8 gigabytes storage

Backup copies of all hard copy maps are archived in a plotter output format (GRA and HPGL) on a DLT tape format. To access digital maps on a PC running ArcView requires 64 megabytes of RAM and 8 gigabytes of storage.] Land use data were collected at tax map scale. Although the scale of the Suffolk County Real Property Tax Maps for the eastern towns vary, it is typically 1" = 300'. The existing land use display maps that accompany this report have been greatly reduced, i.e., the scale of these maps (1" = 2000') is an order of magnitude smaller than that of the tax maps. However, tax map parcel boundaries were not altered in any way by GIS manipulation. This preserved the sanctity of the parcel line work and land use data base. The extent to which small parcels can be visually distinguished depends on the scale selected for GIS map plotting.

Land Use Classification System

Use of town tax assessor code data expedited the attainment of land use inventory objectives. These data sets were available in electronic format and keyed to Suffolk County tax map parcels. They provided a starting point for the land use inventory work.

Tax assessor codes are assigned to parcels for the purpose of raising revenue through real property taxation. There are literally scores of codes assigned to ratable property. To facilitate interpretation, the land use methodology grouped these codes under the following 13 general land use categories that are commonly used for regional planning purposes: low density residential ($\leq$1 d.u./acre), medium density residential (>1 to <5 d.u./acre), high density residential ($\geq$ 5 d.u./acre), commercial, industrial, institutional, recreation and open space, agriculture, vacant, transportation, utilities, waste handling and management, and surface waters. Table 1 shows the general land use categories and the property type classification and ownership codes assigned to each category. The groupings in this table do not necessarily reflect the divisions in the assessor's manual (New York State Division of Equalization and Assessment 1991). The 13 general land use categories are more suitable for characterizing community layout and function, determining land available for development, estimating future population levels and preparing master plans. Each and every parcel on the tax map was assigned to one (and only one) of the general categories.

Table 1. Land Use Classification System for Suffolk County (p.1 of 5)

Low Density Residential (≤1 d.u./acre)* - attribute code 1 - symbol #83 - yellow**

- 210 One Family Year-Round Residence
- 220 Two Family Year-Round Residence
- 230 Three Family Year-Round Residence
- 240 Rural Residence with Acreage
- 250 Estate
- 260 Seasonal Residences
- 270 Mobile Home
- 312 Residential Land Including a Small Improvement (not used for living accommodations)
- 316 Waterfront Vacant Land Including a Small Improvement (not used for living accommodations)
- 439 Small Parking Garage
- 483 Converted Residence

Medium Density Residential (>1 to <5 d.u./acre)* - attribute code 2 - symbol #84 - gold**

- 210 One Family Year-Round Residence
- 220 Two Family Year-Round Residence
- 230 Three Family Year-Round Residence
- 260 Seasonal Residences
- 270 Mobile Home
- 312 Residential Land Including a Small Improvement (not used for living accommodations)
- 316 Waterfront Vacant Land Including a Small Improvement (not used for living accommodations)
- 439 Small Parking Garage
- 483 Converted Residence

High Density Residential (≥ 5 d.u./acre)* - attribute code 3 - symbol #92 - peru**

- 210 One Family Year-Round Residence
- 220 Two Family Year-Round Residence
- 230 Three Family Year-Round Residence
- 260 Seasonal Residences
- 270 Mobile Home
  - 271 Multiple Mobile Homes
- 280 Multiple Residences
- 312 Residential Land Including a Small Improvement (not used for living accommodations)
- 316 Waterfront Vacant Land Including a Small Improvement (not used for living accommodations)
- 410 Living Accommodations
  - 411 Apartments
  - 416 Mobile Home Parks (trailer parks, trailer courts)
- 439 Small Parking Garage
- 483 Converted Residence

*Parcels designated as residential require lot size calculation to determine residential density classification (low, medium or high density).

The symbol # and color assigned to each land use category were selected from the shadeset of **Colornames in **ARC/INFO Ver 7.04.**

Table 1. Land Use Classification System for Suffolk County (p.2 of 5)

Commercial -
attribute code 4 - symbol #110 - red**

- 414 Hotel
- 415 Motel
- 417 Camps, Cottages, Bungalows
- 418 Inns, Lodges, Boarding & Rooming Houses, Tourists Homes, Fraternity & Sorority Houses
- 420 Dining Establishments
  - 421 Restaurants
  - 422 Diners & Luncheonettes
  - 423 Snack Bars, Drive-Ins, Ice Cream Bars
  - 424 Night Clubs
  - 425 Bar
  - 426 Fast Food Franchises
- 430 Motor Vehicle Services
  - 431 Auto Dealers - Sales & Svc.
  - 432 Service & Gas Stations
  - 433 Auto Body, Tire Shops, Other Related Auto Sales
  - 434 Automatic Car Wash
  - 435 Manual Car Wash
  - 436 Self-Service Car Wash
  - 437 Parking Garage
  - 438 Parking Lot
- 450 Retail Services
  - 451 Regional Shopping Centers
  - 452 Area of Neighborhood Shopping Centers
  - 453 Large Retail Outlets
  - 454 Large Retail Food Stores
  - 455 Dealerships - Sales & Services (other than auto with large scale operation)
- 460 Bank & Office Buildings
  - 461 Standard Bank/Single Occupant
  - 462 Drive-in Branch Bank
  - 463 Bank Complex w Office Bldg.
  - 464 Office Building
  - 465 Professional Building
- 470 Miscellaneous Services
  - 471 Funeral Homes
  - 472 Dog Kennels, Veterinary Clinics
  - 473 Greenhouses (retail sales)
  - 474 Billiards
- 480 Multiple Use of Multi purposes
  - 481 Downtown Row Type (with common wall)
  - 482 Downtown Row Type (detached)
  - 484 One Story Small Structure
  - 485 One Story Small Structure - Multi-occupant
  - 486 Minimart
- 510 Entertainment Assembly
  - 511 Legitimate Theaters
  - 512 Motion Picture Theaters
  - 513 Drive-in Theaters
  - 514 Auditoriums, Exhibition & Exhibition Halls
  - 515 Radio, T.V. & Motion Picture Studios
- 520 Sports Assembly
  - 521 Stadiums, Arenas, Armories, Field Houses
  - 522 Racetracks
- 530 Amusement Facilities
  - 531 Fairgrounds
  - 532 Amusement Parks
  - 533 Game Farms
  - 534 Social Organizations
- 540 Indoor Sports Facilities
  - 541 Bowling Centers
  - 542 Ice or Roller Skating Rinks
  - 543 YMCAs, YWCAs, etc.
  - 544 Health Spas
  - 545 Indoor Swimming Pools
  - 546 Other Indoor Sports
- 550 Outdoor Sports Activities
  - 554 Outdoor Swimming Pools
  - 555 Riding Stables
  - 556 Ice or Roller Skating Rinks
  - 557 Other Outdoor Sports
- 570 Marinas
- 583 Resort Complexes
- 691 Professional Associations

The symbol # and color assigned to each land use category were selected from the shadeset of **Colornames in **ARC/INFO Ver 7.04.**

Table 1. Land Use Classification System for Suffolk County (p.3 of 5)

Industrial -
attribute code 5 - symbol #127 - purple**

- 440 Storage, Warehouse & Distribution Facilities
  - 441 Gasoline, Fuel, Oil, Liquid Petroleum Storage and/or Distribution
  - 442 Bottled Gas, Natural Gas Facilities
  - 443 Grain & Feed Elevators, Mixers, Sales Outlets
  - 444 Lumber Yards, Sawmills
  - 445 Coal Yards, Bins
  - 446 Cold Storage Facilities
  - 447 Trucking Terminals
  - 448 Piers, Wharves, Docks & Related Facilities
  - 449 Other Storage, Warehouse & Distribution Facilities
- 475 Junkyards
- 710 Manufacturing & Processing
- 720 Mining and Quarrying
  - 721 Sand & Gravel
- 740 Industrial Product Pipelines (non-utility companies)
  - 741 Gas
  - 742 Water
  - 743 Brine
  - 744 Petroleum Products
  - 749 Other

Institutional -
attribute code 6 - symbol #45 - deep sky blue**

- 610 Education
  - 611 Libraries
  - 612 Schools
  - 613 Colleges & Universities
  - 614 Special Schools & Institutions
  - 615 Other Educational Facilities
- 620 Religious
- 630 Welfare
  - 631 Orphanages
  - 632 Benevolent & Moral Associations
  - 633 Homes for the Aged
- 640 Health
  - 641 Hospitals
  - 642 All Other Health Facilities
- 652 Office Building (Government)
- 653 Parking Lots (associated with government building)
- 660 Protection
  - 661 Army, Navy, Air Force, Marine & Coast Guard installations, Radar, etc.
  - 662 Police & Fire Protection, Electrical Signal Equipment & Other Facilities for Fire, Police, Civil Defense, etc.
- 670 Correctional
- 680 Cultural and Recreational
  - 681 Cultural Facilities (museums, art galleries)
- 693 Indian Reservations
- 694 Animal Welfare Shelters

The symbol # and color assigned to each land use category were selected from the shadeset of **Colornames in **ARC/INFO Ver 7.04.**

Table 1. Land Use Classification System for Suffolk County (p.4 of 5)

Recreation & Open Space -
attribute code 7 - symbol #70 - green**

- 190 Fish, Game & Wildlife Preserves
- 552 Public Golf Courses
- 553 Private Golf Country Clubs
- 560 Improved Beaches
- 580 Camps, Camping Facilities and Resorts
  - 581 Camps
  - 582 Camping Facilities
- 590 Parks
  - 591 Playgrounds
  - 592 Athletic Fields
  - 593 Picnic Grounds
- 682 Nature Trails, Bike Paths, etc.
- 695 Cemeteries
- 920 Private Hunting & Fishing Clubs
- 930 State Owned Forest Land
  - 932 State Owned Land Other Than Forest Preserve
- 940 Reforested Land & Other Related Conservation Purposes
  - 941 State Owned Reforested Land
  - 942 County Owned Reforested Land
- 960 Public Parks
  - 961 State Owned Public Parks, Recreation Areas, and Other Multiple Uses
  - 962 County Owned Public Parks and Recreation Areas
  - 963 City/Town/Village Public Parks and Recreation Areas
- 970 Other Wild or Conservation Lands
  - 971 Wetlands, Either Privately or Governmentally Owned, Subject to Specific Restrictions as to Use
- 980 Taxable State Owned Conservation Easements
- 990 Other Taxable State Land Assessments
  - 993 Transition Assessments for Taxable State Owned Land
  - 994 Transition Assessment for Exempt State Owned Land

Agriculture -
attribute code 8 - symbol #69 - lawn green**

- 105 Agricultural Vacant Land (Productive)
- 110 Livestock & Products
  - 111 Poultry & Poultry Products
  - 112 Dairy Products
  - 113 Cattle, Calves, Hogs
  - 114 Sheep & Wool
  - 115 Honey & Beeswax
  - 116 Other Livestock: donkeys, goats
  - 117 Horse Farms
- 120 Field Crops
  - 129 Acquired Development Rights
- 130 Truck Crops - Mucklands
- 140 Truck Crops - Not Mucklands
- 150 Orchard Crops
  - 151 Apples, Pears, Peaches, Cherries, etc.
  - 152 Vineyards
- 160 Other Fruits
- 170 Nursery & Greenhouse
- 180 Specialty Farms
  - 182 Pheasants

The symbol # and color assigned to each land use category were selected from the shadeset of **Colornames in **ARC/INFO Ver 7.04.**

Table 1. Land Use Classification System for Suffolk County (p.5 of 5)

Vacant -
attribute code 9 - symbol #26 - white**

- 310 Residential
  - 311 Residential Vacant Land
  - 313 Waterfront Vacant Lots
  - 314 Rural Vacant Lots ≤10 Acres
- 320 Rural
  - 321 Abandoned Agricultural Land
  - 322 Residential Vac. Land >10 A.
  - 323 Other Rural Vacant Lands
- 330 Vacant Land Located in Commercial Areas
- 340 Vacant Land Located in Industrial Areas
- 350 Urban Renewal or Slum Clearance
- 910 Private Wild & Forest Lands
  - 911 Forest Land
  - 912 Forest Land

Transportation -
attribute code 10 - symbol #33 - light grey**

- 650 Government
  - 651 Highway Garage
- 692 Roads, Streets, Highways & Parkways, Express or Otherwise including Adjoining Land
- 821 Flood Control
- 840 Transportation
  - 841 Motor Vehicle
  - 842 Ceiling Railroad
  - 843 Nonceiling Railroad
  - 844 Air
  - 846 Bridges, Tunnels & Subways

Utilities -
attribute code 11 - symbol #31 - lt. slate grey**

- 810 Electric & Gas
  - 812 Electric Power Generation - Coal Burning Plant
  - 813 Electric Power Generation - Oil Burning Plant
  - 814 Electric Power Generation - Nuclear Plant
  - 815 Electric Power Generation - Gas Burning Plant
  - 816 Gas Generation Plant
  - 817 Electric Transmission & Distribution
  - 818 Gas Transmission & Distribution
- 820 Water
  - 822 Water Supply
- 830 Communication
  - 831 Telephone
  - 832 Telegraph
  - 833 Radio
  - 834 TV other than Community Antenna T.V.
  - 835 Community Antenna T.V.
  - 836 Telecommunications
- 847 Pipelines (used by utility companies)
- 860 Special Franchise Property
  - 861 Electric & Gas
  - 862 Water
  - 866 Telephone
  - 867 Miscellaneous
  - 868 Pipelines
  - 869 Television

Waste Handling & Management -
attribute code 12 - symbol #28 - dk. slate grey**

- 850 Waste Disposal
  - 851 Solid Wastes
  - 852 Landfills & Dumps
  - 853 Sewage Treatment & Water Pollution Control
  - 854 Air Pollution Control

Surface Waters -
attribute code 13 - symbol #52 - pale turquoise**

- 183 Aquatic: oysterlands
- 315 Underwater Vacant Land
- 845 Water (canal)
- 972 Land Under Water, Either Privately or Governmentally Owned

The symbol # and color assigned to each land use category were selected from the shadeset of **Colornames in **ARC/INFO Ver 7.04.**

Land Use Inventory Process

The following is a brief listing of the steps in the process used for conducting the inventory of existing land use.

- Using the GIS, combine tax map parcel line work with the three digit, tax assessor property code data and prepare a coverage at tax map scale for each town showing 13 general land use category attributes based on grouped assessor code data and residential density criteria.

- Prepare large scale plots of all tax map sections located within each township. These plots show the land use attribute code numbers for the 13 general land use categories listed in Table 1, one of which is assigned to each tax map parcel.

- Verify parcel attribute codes via field inspection, aerial photo interpretation, use of Real Property Tax Service Agency property data and owners list files, etc., and manually correct same where necessary on the tax map section plots.

- Correct the GIS data base.

- Merge the tax map section sheets and prepare preliminary, color-coded GIS existing land use maps for each township. Inspect and correct parcel line work and attribute codes, where needed.

- Plot final, color-coded existing land use maps at desired scale.

- Use the GIS to tabulate acreage figures by general land use category and municipal jurisdiction.

The steps in the process are conceptually simple. However, the level of effort required to prepare usable GIS coverages, verify and correct land use codes, and produce an accurate parcel-specific land use data base was quite substantial given the geographic extent of the area, the magnitude and complexity of the data bases involved, and the need to conduct extensive field verification.

Land Use Classification Conventions

Experience gained with the initial phases of the land use inventory and field check process resulted in the establishment of several conventions that were used to simplify and expedite the work, and help assure that land use code attributes were being assigned in a consistent manner by the several staff members involved. These conventions are summarized below.

- When more than one use was found to occur on a single parcel, the primary use of that parcel was determined and assigned to that parcel. Primary use is based on the relative intensity of the use in comparison with that of the other use(s) in question, with consideration also given to the areal extent of the use on the parcel. Typical examples follow:

  - A 100-acre parcel is used for both residential and agricultural purposes. Crops are grown on about 80 acres, 15 acres are in woodlands, and a house is located on site. Even though the parcel accommodates three uses (including vacant), it is assigned a classification of agriculture, since most of the parcel is dedicated to this use.

  - A two-story structure is located on a 10,000 sq. ft. lot in the retail portion of a central business district. A hardware store occupies the first story of the building and the second floor is used for an apartment. While used for both commercial and residential uses, this

parcel is classified as commercial, given the relative intensity of the uses in question and the prevailing nature of neighboring retail uses.

- A country estate is located on an 18-acre parcel, some of which is wooded, with the remainder used as pasture. This parcel is classified as low density residential, given the fact that it falls within the density criteria of $\leq$ 1 d.u./acre.

- A road right-of-way parcel traverses a bay, but the improved portion of the parcel does not extend over the water. The entire parcel is classified as transportation.

Dedicated common areas on tax map parcels in condominium/townhouse projects were classified as recreation and open space, since such areas are not available for development in the future. Small, privately owned parcels that are the sites for residential structures in these projects were classified as high density residential.

Agricultural land that had reverted to old field habitat due to non-use was classified as vacant. Actively cultivated lands and those recently left fallow were classified as agriculture.

When structures on improved parcels are unoccupied, the parcels are not classified as vacant. They are classified according to the type of structure present, i.e., commercial, industrial, residential, etc.

Whether a parcel is publicly owned or privately owned does not necessarily determine how that parcel is classified. For example, parcels classified as recreation and open space can be owned by property owners associations, private conservation groups, or private clubs, as well as public entities.

Privately owned, commercially oriented, intensive recreational activities, such as bowling alleys and sports complexes, are classified as commercial.

All publicly owned parks and conservation lands, whether actively or passively used, are classified as recreation and open space.

Parcels owned by the Suffolk County Water Authority were classified as utility, regardless of whether the parcels were improved or not.

The existing zoning designation of a parcel is not a factor in how that parcel is classified as to existing land use.

The number of residential structures on a parcel, as opposed to the number of dwelling units, was used in conjunction with parcel acreage to determine density, and hence, the classification of the parcel as low, medium or high density residential.

The context within which a parcel is located, i.e., the uses found on adjacent and nearby parcels, can often help in making judgments in the field as to how to classify that parcel.

Parcels that are adjacent to commercial uses in business districts and are used as parking lots in connection with these uses were classified as commercial. Parcels used for parking that are directly related to a nearby transportation use, e.g., ferry or railroad, were classified as transportation.

The tax map base shows property boundaries, and not geographical features, the extent of various "surface covers" or datums. Hence, the boundary of a parcel located on the shoreline may, or may not, coincide with the location of the land/sea interface. The apparent shoreline on the existing land use maps, i.e., the boundary between parcels classified as surface waters and adjacent parcels classified as one of the 12 upland land use categories, should not be interpreted as the water's edge or mean sea level, etc. Overlay of the tax map base on appropriate maps, such as USGS topographic maps, can indicate the extent to which the shorelines replicate each other.

A lake or pond located within a larger tax map parcel will not be shown on the existing land use map as surface waters. If the lake/pond is a separate parcel, i.e., the shoreline is a property boundary, then it will be classified and shown as surface waters on the map.

Existing Land Use Map Accuracy

The Existing Land Use maps series shows thousands of parcels, each assigned to a land use category. In evaluating the accuracy of these maps, one has to consider two types of potential error. The first type is judgment error, resulting in the assignment of the wrong classification category to a particular parcel. The second type is attribute error, where the wrong classification is assigned to a parcel in the GIS data base, and this error is not detected in review of preliminary maps. Given the extensive level of effort devoted to the land use inventory, the staff is confident that the incidence of both types of error is very low. Users of the Existing Land Use map series and the acreage tabulations by land use category that are derived from the GIS data base should be aware of the methodology employed, so that proper interpretations can be made.

Further explanation may help to reduce confusion with respect to the differences between preliminary maps showing uses determined by assessor codes and existing land use maps prepared by using the land use methodology described herein. Each municipality can assign assessor codes to parcels in different ways according to local practice. In almost all towns, it is evident that publicly owned parcels and other non-ratables often are not assigned any category. In addition, the assessor code data sets vary greatly by town in the extent and frequency of update. The use of this methodology and field verification assured comparability of inventory results across municipal boundaries and their accuracy and suitability for planning purposes.

Another comment is warranted with respect to the relative accuracy of the acreage numbers in this report. The GIS calculates parcel area from digitized tax maps, which depict approximate parcel boundary locations. Original parcel surveys and/or deeds must be used to determine actual parcel location and acreage for purposes other than general land use inventory that require very accurate parcel data.

Time Frame

The staff conducted the field verification of land use for the six towns in the PEP land use study area in a sequential fashion over an 18 month period beginning in 1994. On an as available basis, the staff conducted the land use inventory and analysis for that portion of eastern Suffolk not within the boundaries of the PEP from 1996 to 1999. During the process of GIS file correction and map preparation, changes in the use of major parcels within the PEP were noted after completion of field work. For all intents and purposes, the pattern of land uses as portrayed on the Existing Land Use map for each of the five east end towns should be considered as representative of 1999 conditions. This “snapshot” view of land use is, of course, static and will not reflect those incremental changes that have occurred as a result of more recent development activities.

RESULTS OF THE LAND USE INVENTORY

The results of the existing land use inventory are portrayed in map and numerical formats**.** The full color, GIS computer generated maps portray the distribution of 13 land use categories as of 1999 within each of the five east end towns. The GIS was utilized to generate land use acreage data from the tax map parcel/land use data base. These data are grouped by land use category and local government jurisdiction.

The land area of the five east end towns encompasses approximately 221,000 acres. There are over 111,000 real property tax map parcels within this study area. The total upland acreage and number of real property tax map parcels by town are shown in Table 2. The town totals shown in both Table 2 and Table 3 include incorporated villages within the geographic boundaries of each town.

Table 2. Total Upland Acreage and Number of Parcels in Towns of Eastern Suffolk County - 1999

	Riverhead	Southold	Shelter Island	Southampton	East Hampton	Total
Upland Acreage Town-wide	43,297	34,767	7,247	88,963	46,996	221,270
Number of Parcels Town-wide	13,461	18,217	3,552	50,262	26,131	111,623

Table 3 is a summary of the upland acreage by land use category for each of the five east end towns. Approximately 57% of the east end acreage is in the following three land use categories: recreation and open space (24%); agriculture (16%); and vacant (17%). Nearly three-fourths of the recreation and open space acreage and the vacant property is situated on the south fork, and almost three-fourths of the agricultural acreage is located on the north fork. Residential development comprises 27% of the east end acreage. Commercial, industrial and institutional uses each account for 2% of the study area acreage. Eight percent of the study area has been assigned to the transportation category, which consists primarily of road and railroad right-of-ways.

Table 3. Land Use Acreage by Town for Eastern Suffolk County - 1999

	Riverhead	Southold	Shelter Island	Southampton	East Hampton	Total	Percent
Low density residential	2,094	5,566	1,810	15,194	7,953	32,617	15%
Medium density residential	3,187	4,300	837	10,935	5,768	25,027	11%
High density residential	761	236	14	580	405	1,996	1%
Commercial	999	654	146	2,182	619	4,600	2%
Industrial	3,661	149	12	789	266	4,877	2%
Institutional	618	1,242	123	2,244	294	4,521	2%
Recreation & open space	8,510	4,105	2,617	24,041	14,872	54,145	24%
Agriculture	16,860	9,758	156	7,940	1,495	36,209	16%
Vacant	4,139	6,008	1,371	15,023	10,899	37,440	17%
Transportation	2,225	2,423	131	9,318	4,075	18,172	8%
Utilities	157	241	3	493	243	1,137	1%
Waste handling	86	85	27	224	107	529	0%
TOTAL	**43,297**	**34,767**	**7,247**	**88,963**	**46,996**	**221,270**	**100%**

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